



# City of Santa Barbara California

III. E.

## STAFF HEARING OFFICER STAFF REPORT

**REPORT DATE:** November 2, 2016  
**AGENDA DATE:** November 9, 2016  
**PROJECT ADDRESS:** 270 Coleman Avenue (MST2016-00404)  
**TO:** Susan Reardon, Senior Planner, Staff Hearing Officer  
**FROM:** Planning Division, (805) 564-5470  
Beatriz Gularte, Senior Planner *BEG*  
Tony Boughman, Assistant Planner *TB*

### I. PROJECT DESCRIPTION

The project consists of a 453 square-foot one-story addition to the existing 1,175 square-foot one-story single-family residence and construct a new 383 square-foot attached two-car garage. The project includes demolition of the existing 403 square-foot attached garage, and minor interior remodel of 42 square feet. The new garage and bedroom addition are proposed to encroach into the northerly interior setback. The maximum height of the addition will be 14 feet.

### II. REQUIRED APPLICATIONS

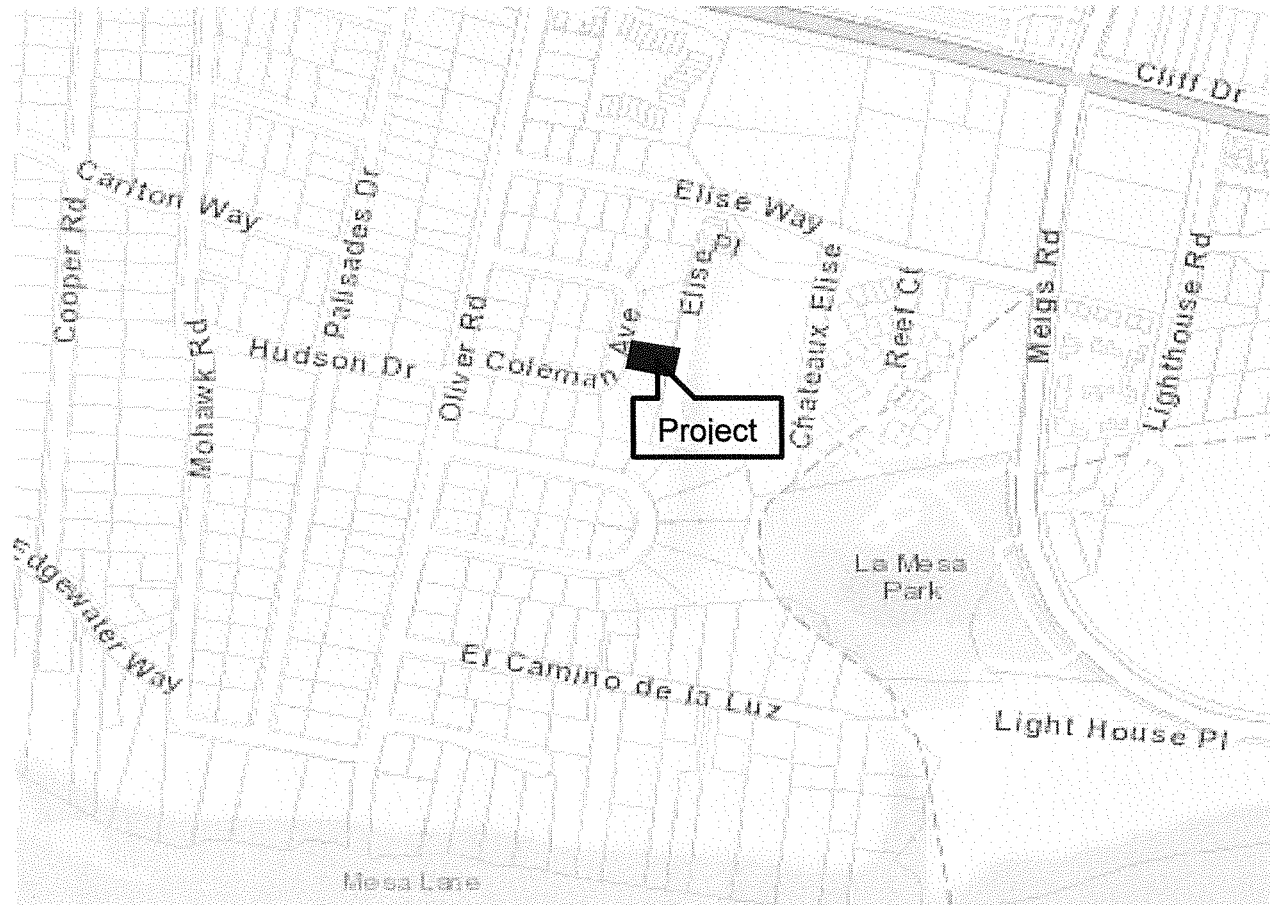
The discretionary applications required for this project are:

1. An Interior Setback Modification to allow the new garage to be constructed within the required six foot interior setback (SBMC §28.92.110);
2. A Coastal Development Permit (CDP2016-00013) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

**APPLICATION DEEMED COMPLETE:** September 29, 2016  
**DATE ACTION REQUIRED:** November 28, 2016

### III. RECOMMENDATION

If approved as proposed, the project would conform to the City's Zoning and Building Ordinances and policies of the General Plan, Coastal Act, and Local Coastal Plan. In addition, the size and massing of the project are consistent with the surrounding neighborhood. Therefore, Staff recommends that the Staff Hearing Officer approve the project, making the findings outlined in Section VII of this report, and subject to the conditions of approval in Exhibit A.



Vicinity Map 270 Coleman Avenue

#### IV. SITE INFORMATION AND PROJECT STATISTICS

##### A. SITE INFORMATION

<b>Applicant:</b>	Don Swann		
<b>Property Owner:</b>	Aaron Gilles		
<b>Site Information</b>			
<b>Parcel Number:</b>	045-081-009	<b>Lot Area:</b>	6000 sq. ft.
<b>General Plan:</b>	Residential, 5 units per acre	<b>Zoning:</b>	E-3/SD-3
<b>Local Coastal Land Use Plan</b>	Residential, 5 units per acre		
<b>Existing Use:</b>	Single-family residential	<b>Topography:</b>	Flat
<b>Adjacent Land Uses</b>			
<b>North</b> – Single-family residential		<b>East</b> – Multi-family residential	
<b>South</b> – Single-family residential		<b>West</b> – Single-family residential	

## B. PROJECT STATISTICS

	Existing	Proposed
<b>Living Area</b>	1,175 sq. ft.	2,011 sq. ft.
<b>Garage</b>	403 sq. ft.	383 sq. ft.

## V. POLICY AND ZONING CONSISTENCY ANALYSIS

### A. ZONING ORDINANCE CONSISTENCY

Standard	Requirement / Allowance	Existing	Proposed
<b>Setbacks</b>			
-Front	20 ft.	15 ft.	No Change
-Interior	6 ft.	5 ft.	5 ft.
-Rear	6 ft.	35 ft.	22.5 ft.
<b>Building Height</b>	30 ft.	14 ft.	14 ft.
<b>Parking</b>	2 covered	2 covered	2 covered
<b>Open Yard</b>	1,250 sq. ft.	> 1,250 sq. ft.	> 1,250 sq. ft.
<b>Lot Coverage</b>			
-Building	N/A	1,652 sq. ft. 28 %	2,148 sq. ft. 36 %
-Paving/Driveway	N/A	1,027 sq. ft. 17 %	712 sq. ft. 12 %
-Landscaping	N/A	3,321 sq. ft. 55 %	3,140 sq. ft. 52 %

\*Modification requested

With the approval of the Modifications described below, the project would meet the requirements of the Zoning Ordinance.

### INTERIOR SETBACK MODIFICATION

This neighborhood was developed with an R-1 zoning designation and consequently the houses in this subdivision were built with 15 foot front setbacks and five-foot interior setbacks which are nonconforming to today's E-3, Single-Family zoning standards. The project proposes to maintain the five-foot setback along the northerly property line of the existing house. The proposed new garage is forward of the existing garage, but behind the line of the front of the existing house. The distance between the structure and the street and neighboring properties is not reduced. The encroachment of the new garage one foot into the required six foot setback is necessary because the site is constrained between the existing house and the northerly interior setback, and the needed width for a two-car garage. The proposed replacement of the prior garage with a master bedroom addition encroaching one foot into the required six foot setback promotes uniformity of development because the northern exterior wall is in the location of the prior garage wall and utilizes the existing footing and slab. The proposed addition is in line with the proposed garage.

## **B. COASTAL ACT AND LOCAL COASTAL PLAN CONSISTENCY**

The project site is located within the Coastal Zone and thus must be found consistent with the California Coastal Act and the City's Local Coastal Plan (LCP), which implements the Coastal Act.

### **California Coastal Act**

Section 30250 states that new residential development shall be located where adequate public services are provided and shall not have an adverse effect on coastal resources. The additions are proposed to an existing residence and existing public services are available.

Section 30251 states that scenic and visual qualities of coastal areas shall be considered and that development shall be visually compatible with the character of surrounding areas. The project site is currently developed with a one-story residence and the additions will be one-story, therefore, there will be no impact to existing views to and from the ocean, or obstruct scenic view corridors, consistent with applicable policies of the Coastal Act and LCP.

Section 30252 speaks to maintaining and enhancing public access by providing adequate parking. The project includes two off-street parking to accommodate the residential use. Therefore, the project can be found consistent with this policy.

### **Local Coastal Plan**

The project is in Component Two of the LCP, located between Arroyo Burro Creek and the westerly boundary of Santa Barbara City College. The LCP states that the primary land use of this area is single-family residential and has very limited additional development potential. The major coastal issues identified for Component Two include hazards of sea cliff retreat and flooding; maintaining and providing public access along the bluffs; preventing overuse of public facilities; protection of recreational access; protection of archaeological resources; and the maintenance of existing coastal views and open space. The project is not located on a coastal bluff and will not contribute to overuse of public facilities or hinder recreational access. As detailed below, the project is consistent with applicable policies of the Local Coastal Plan, and all implementing guidelines.

#### Neighborhood Compatibility

LCP Policy 5.3 states, "New development in and/or adjacent to existing residential neighborhoods must be compatible in terms of scale, size, and design with the prevailing character of the established neighborhood." The project is not located within any special design district and is one-story and less than 17 feet in height and, therefore, is exempt from design review. The project's design is compatible with the existing architecture, and its size is compatible with the neighborhood.

#### Views

Policy 9.1 of the LCP states, "The existing views to, from, and along the ocean and scenic coastal areas shall be protected, preserved, and enhanced." The project is approximately 1,600 feet from the coastline and no such public views exist across the subject property and the house is not visible from the beach or ocean. The existing immediate neighborhood is composed of low, one-

story houses. The location of the proposed garage and addition would have no impact on public views.

#### Water Quality

LCP Policy 6.9 urges the use of best management practices for Santa Barbara's watersheds and urban areas. This policy is implemented through the City's Storm Water Management Program (SWMP). The proposed project increases the amount of permeable area on the site by only 165 square feet. The project complies with the SWMP Tier 2 requirement to implement a best management practice (BMP). The selected BMP will direct storm water to a rain garden in the front yard.

### **VI. ENVIRONMENTAL REVIEW**

Staff has determined that the project is categorically exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301 (Existing Facilities) which allows for additions to existing structures, and Section 15305 (Minor Alterations in Land Use Limitations) which allows for modification of the setback requirement. The project is in a location identified on the Master Environmental Assessment (MEA) maps as potentially sensitive for prehistoric archaeology. The project involves demolition of the existing attached garage and a new master bedroom addition in the same location, and a new attached garage. The project addition is of limited scope and would occur within a currently paved area that was previously disturbed with extensive earthwork for site preparation and improvements as part of the earlier residential tract development (Sea View Acres), as demonstrated by prior plans. Due to previous landform modification, it is unlikely that the project would disturb archaeological resources. The standard condition of approval regarding discovery measures for unanticipated archaeological resources is included.

### **VII. FINDINGS**

The Staff Hearing Officer finds the following:

#### **A. INTERIOR SETBACK MODIFICATION (SBMC §28.92.110)**

The requested setback modification along the northerly property line is consistent with the purposes and intent of the Zoning Ordinance. The proposed improvements are appropriate because they are compatible with the character of the neighborhood which was developed with five foot interior setbacks, and compatible with sizes of houses in the neighborhood. The setback encroachment is necessary to provide a functional two-car garage and promotes uniformity of improvements by utilize the existing footing and slab for the addition in line with the new garage.

#### **B. COASTAL DEVELOPMENT PERMIT (SBMC §28.44.150)**

The project is consistent with the policies of the California Coastal Act because it does not result in any adverse effects related to coastal resources, including views and public access, as described in Section V of the Staff Report.

The project is consistent with all applicable policies of the City's Local Coastal Plan, all applicable implementing guidelines, and all applicable provisions of the Code because the proposed residence would maintain the single-family character of the neighborhood, would not change existing views to, from or along the coast, and would maintain or improve the

quality of marine waters through additional best management practices for on-site storm water management, as described in Section V of the Staff Report.

Exhibits:

- A. Conditions of Approval
- B. Site Plan (under separate cover)
- C. Applicant's letter, dated September 29, 2016

## **STAFF HEARING OFFICER CONDITIONS OF APPROVAL**

270 COLEMAN AVENUE  
COASTAL DEVELOPMENT PERMIT, SETBACK MODIFICATION  
NOVEMBER 9, 2016

In consideration of the project approval granted by the Staff Hearing Officer and for the benefit of the owner(s) and occupant(s) of the Real Property, the owners and occupants of adjacent real property and the public generally, the following terms and conditions are imposed on the use, possession, and enjoyment of the Real Property:

- A. **Order of Development.** In order to accomplish the proposed development, the following steps shall occur in the order identified:
1. Pay Land Development Team Recovery Fee (30% of all planning fees, as calculated by staff) at time of building permit application.
  2. Record any required documents (see Recorded Conditions Agreement section).
  3. Permits.
    - a. Submit an application for and obtain a Building Permit (BLD) for construction of approved development and complete said development.

Details on implementation of these steps are provided throughout the conditions of approval.

- B. **Recorded Conditions Agreement.** The Owner shall execute a *written instrument*, which shall be prepared by Planning staff, reviewed as to form and content by the City Attorney, Community Development Director and Public Works Director, recorded in the Office of the County Recorder, and shall include the following:

1. **Approved Development.** The development of the Real Property approved by the Staff Hearing Officer on November 9, 2016 is limited to approximately 2,011 square feet of building area and the improvements shown on the plans signed by the Staff Hearing Officer on said date and on file at the City of Santa Barbara.
2. **Uninterrupted Water Flow.** The Owner shall allow for the continuation of any historic flow of water onto the Real Property including, but not limited to, swales, natural watercourses, conduits and any access road, as appropriate.
3. **Storm Water Pollution Control and Drainage Systems Maintenance.** Owner shall maintain the drainage system and storm water pollution control devices in a functioning state and in accordance with the Storm Water BMP Guidance Manual and Operations and Maintenance Procedure Plan approved by the Creeks Division. Should any of the project's surface or subsurface drainage structures or storm water pollution control methods fail to capture, infiltrate, and/or treat water, or result in increased erosion, the Owner shall be responsible for any necessary repairs to the system and restoration of the eroded area. Should repairs or restoration become necessary, prior to the commencement of such repair or restoration work, the Owner shall submit a repair and restoration plan to the Community Development Director to determine if an amendment or a new Building Permit and/or Coastal Development Permit is required to authorize such work. The Owner is responsible for the adequacy of any project-related drainage facilities and for the continued maintenance thereof

in a manner that will preclude any hazard to life, health, or damage to the Real Property or any adjoining property.

4. **Geotechnical Liability Limitation.** The Owner understands and is advised that the site may be subject to extraordinary hazards from landslides, erosion, retreat, settlement, or subsidence and assumes liability for such hazards. The Owner unconditionally waives any present, future, and unforeseen claims of liability on the part of the City arising from the aforementioned or other natural hazards and relating to this permit approval, as a condition of this approval. Further, the Owner agrees to indemnify and hold harmless the City and its employees for any alleged or proven acts or omissions and related cost of defense, related to the City's approval of this permit and arising from the aforementioned or other natural hazards whether such claims should be stated by the Owner's successor-in-interest or third parties.

- C. **Requirements Prior to Permit Issuance.** The Owner shall submit the following, or evidence of completion of the following, for review and approval by the Department listed below prior to the issuance of any permit for the project. Some of these conditions may be waived for demolition or rough grading permits, at the discretion of the department listed. Please note that these conditions are in addition to the standard submittal requirements for each department.

1. **Public Works Department**

- a. A videotaped Sewer Lateral Inspection (SLIP) is required prior to the issuance of the Building Permit (BLD) due to the addition of more than 400 sf and/or the addition of two or more plumbing fixtures per SBMC 14.46.040. A list of over sixty qualified closed-circuit television survey and recording contractors and the Sewer Inspection Form are available on the City of Santa Barbara website [www.santabarbaraca.gov](http://www.santabarbaraca.gov). Please submit the sewer CD/Flash drive and Form to the Public Works Counter.
- b. **Water Rights Assignment Agreement.** The Owner shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property in an *Agreement Assigning Water Extraction Rights*. Engineering Division Staff prepares said agreement for the Owner's signature.

2. **Community Development Department**

- a. **Recordation of Agreements.** The Owner shall provide evidence of recordation of the written instrument that includes all of the Recorded Conditions identified in condition B "Recorded Conditions Agreement" to the Community Development Department prior to issuance of any building permits.
- b. **Drainage and Water Quality.** The project is required to comply with Tier 2 of the Storm Water BMP Guidance Manual, pursuant to Santa Barbara Municipal Code Chapter 22.87. The owner shall submit plans which include



at least one Best Management Practice (BMP) to demonstrate consistency with the Storm Water BMP Guidance Manual.

- c. **Requirement for Archaeological Resources.** The following information shall be printed on the site plan:

If archaeological resources are encountered or suspected, work shall be halted or redirected immediately and the Planning Division shall be notified. The archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List, etc.

If the discovery consists of possible human remains, the Santa Barbara County Coroner shall be contacted immediately. If the Coroner determines that the remains are Native American, the Coroner shall contact the California Native American Heritage Commission. A Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Planning Division grants authorization.

- d. **Conditions on Plans/Signatures.** The final Resolution shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the sheet as follows: The undersigned have read and understand the required conditions, and agree to abide by any and all conditions which are their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

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Property Owner

Date

---

Contractor

Date

License No.

---

Architect

Date

License No.

---

Engineer

Date

License No.

- D. **Construction Implementation Requirements.** All of these construction requirements shall be carried out in the field by the Owner and/or Contractor for the duration of the project construction, including demolition and grading.
1. **Construction Contact Sign.** Immediately after Building permit issuance, signage shall be posted at the points of entry to the site that list the contractor's name, contractor's telephone number(s), construction work hours, site rules, and construction-related conditions, to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. The font size shall be a minimum of 0.5 inches in height. Said sign shall not exceed six feet in height from the ground if it is free-standing or placed on a fence. It shall not exceed 24 square feet if in a multi-family or commercial zone or six square feet if in a single family zone.
  2. **Construction Storage/Staging.** Construction vehicle/ equipment/ materials storage and staging shall be done on-site. No parking or storage shall be permitted within the public right-of-way, unless specifically permitted by the Public Works Director with a Public Works permit.
  3. **Construction Parking.** During construction, free parking spaces for construction workers shall be provided on-site or off-site in a location subject to the approval of the Public Works Director.
  4. **Unanticipated Archaeological Resources Contractor Notification.** Standard discovery measures shall be implemented per the City master Environmental Assessment throughout grading and construction: Prior to the start of any vegetation or paving removal, demolition, trenching or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts. If such archaeological resources are encountered or suspected, work shall be halted immediately, the City Environmental Analyst shall be notified and the Owner shall retain an archaeologist from the most current City Qualified Archaeologists List. The latter shall be employed to assess the nature, extent and significance of any discoveries and to develop appropriate management recommendations for archaeological resource treatment, which may include, but are not limited to, redirection of grading and/or excavation activities, consultation and/or monitoring with a Barbareño Chumash representative from the most current City qualified Barbareño Chumash Site Monitors List, etc.

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If the discovery consists of possible prehistoric or Native American artifacts or materials, a Barbareño Chumash representative from the most current City Qualified

Barbareño Chumash Site Monitors List shall be retained to monitor all further subsurface disturbance in the area of the find. Work in the area may only proceed after the Environmental Analyst grants authorization.

A final report on the results of the archaeological monitoring shall be submitted by the City-approved archaeologist to the Environmental Analyst within 180 days of completion of the monitoring and prior to any certificate of occupancy for the project.

- E. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy, the Owner of the Real Property shall repair any public improvements (curbs, gutters, sidewalks, roadways, etc.) or property damaged by construction subject to the review and approval of the Public Works Department per SBMC §22.60. Where tree roots are the cause of the damage, the roots shall be pruned under the direction of a qualified arborist.
- F. **General Conditions.**
1. **Compliance with Requirements.** All requirements of the city of Santa Barbara and any other applicable requirements of any law or agency of the State and/or any government entity or District shall be met. This includes, but is not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.), the 1979 Air Quality Attainment Plan, and the California Code of Regulations.
  2. **Approval Limitations.**
    - a. The conditions of this approval supersede all conflicting notations, specifications, dimensions, and the like which may be shown on submitted plans.
    - b. All buildings, roadways, parking areas and other features shall be located substantially as shown on the plans approved by the Staff Hearing Officer.
    - c. Any deviations from the project description, approved plans or conditions must be reviewed and approved by the City, in accordance with the Planning Commission Guidelines. Deviations may require changes to the permit and/or further environmental review. Deviations without the above-described approval will constitute a violation of permit approval.
  3. **Litigation Indemnification Agreement.** In the event the Planning Commission approval of the Project is appealed to the City Council, Applicant/Owner hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). Applicant/Owner further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

Applicant/Owner shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification

within thirty (30) days of being notified of a lawsuit regarding the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If Applicant/Owner fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

II. NOTICE OF COASTAL DEVELOPMENT PERMIT TIME LIMITS:

The Staff Hearing Officer action approving the Coastal Development Permit shall expire two (2) years from the date of final action upon the application, per Santa Barbara Municipal Code §28.44.230, unless:

- A. Otherwise explicitly modified by conditions of approval for the coastal development permit.
- B. A Building permit for the work authorized by the coastal development permit is issued prior to the expiration date of the approval.
- C. The Community Development Director grants an extension of the coastal development permit approval. The Community Development Director may grant up to three (3) one-year extensions of the coastal development permit approval. Each extension may be granted upon the Director finding that: (i) the development continues to conform to the Local Coastal Program, (ii) the applicant has demonstrated due diligence in completing the development, and (iii) there are no changed circumstances that affect the consistency of the development with the General Plan or any other applicable ordinances, resolutions, or other laws

III. NOTICE OF MODIFICATION APPROVAL TIME LIMITS:

The Staff Hearing Officer action approving the Modification shall terminate two (2) years from the date of the approval, per Santa Barbara Municipal Code §28.87.360, unless:

- A. An extension is granted by the Community Development Director prior to the expiration of the approval; or
- B. A Building permit for the use authorized by the approval is issued and the construction authorized by the permit is being diligently pursued to completion and issuance of a Certificate of Occupancy.



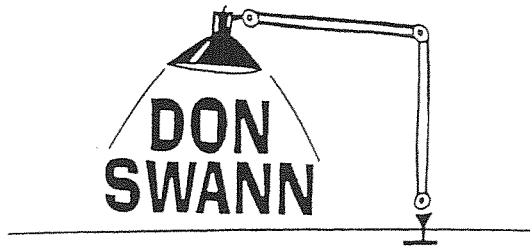
## **City of Santa Barbara California**

### **\*\*\* SEPARATELY DISTRIBUTED SITE PLAN \*\*\***

Exhibit A: This site plan for this Staff Report has been distributed separately. A copy of the Staff Report, site plan, and exhibits/attachments are available for viewing at the Planning and Zoning Counter at 630 Garden Street, Santa Barbara, CA between the hours of 8:30 a.m. and 4:30 p.m., Monday through Thursday, and every other Friday.

Please check the City Calendar at [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov) to verify closure dates.

### **EXHIBIT B**



RECEIVED  
SEP 29 2016

CITY OF SANTA BARBARA  
PLANNING DIVISION

September 29, 2016

Staff Hearing Officer  
City of Santa Barbara  
P.O. Box 1990  
Santa Barbara, CA 93102-1990

Re: Coastal Development Permit and Modification Request for:  
Mr. and Mrs. Aaron Gilles, 270 Coleman Ave., Santa Barbara, CA, 93105  
APN: 045-081-009, E-3/SD-3 Land Use Zone MST2016-00404

Dear Staff Hearing Officer;

This letter is revised to incorporate changes in the design and location of the habitable space added to the residence as discussed with Santa Barbara Community Department staff on their site visit and noted in the Applicant Review document created, Sept. 27, 2016, Section III, Staff Supportability.

The existing one story, 3 bedroom, one bath residence (1,175 sf.) and attached (370 sf.), 2 car garage were built with permits on a 6,000 sq. ft. lot.

Under current Zoning requirements, the attached 2 car garage located on the left/north side of the property, encroaches one foot into the required 6 foot interior yard setback, the south side of the residence encroaches one foot into the required 6 foot side yard setback, and the front of the house encroaches five feet into the required twenty foot building setback as all other residences in the surrounding neighborhood.

No trees or landscaping are to be removed and all the existing site drainage will not be altered and not be affected or impacted by the new work.

The Gilles property is approximately 450 feet, northwest of La Mesa Park on Shoreline Drive.

The owners, are requesting that a new master bedroom, bath and closet be added to their home. The only available space for it is in the rear yard area, mainly behind the garage with 35 ft. to the rear property line and 26 ft. to the rear, 6 ft. high fence, located 9 ft. from the rear property line at the top of an existing slope down to the easterly neighboring property. (APN: 045-001-033).

A row of trees, oaks and a redwood are across the rear yard acting as a buffer between the multi-unit apartments on Elise Way to the east. The drip line of the oak behind the addition will be about 6 ft. from the new roof overhang. The rear open space is well preserved and will be greater than 1250 sq. ft.

In order to be away from the trees and the neighboring units, the project is proposed as follows:

1. Demolish the framework of the existing two car garage, with slab and footings to remain.
2. In that location of the original garage and slightly into the rear yard behind, the new bedroom, bath and closet will be located.
3. Add the new attached garage, forward on the property, 24 feet back from the front property line, but matching the existing 5 ft. setback of the original garage to the north side property line.

At the front of the garage where it makes contact with the house a recessed entry is provided improving the entry to the house living area.

#### EXHIBIT C

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216 NORTHRIDGE RD, SANTA BARBARA, CALIFORNIA. 93105  
PHONE AND FAX: (805) 687-2086 EMAIL: [SWANNCastle@cox.net](mailto:SWANNCastle@cox.net)

No other revisions are to be made to the existing portions of the house that are encroaching into the required building setbacks.

This new garage layout was submitted to the Transportation Dept. and has been granted a waiver for the new undersize dimensions.

The total new added impervious area for the project is 165 sq. ft. as noted in the summary note on sheet 1 on the plans.

The modification requested is as follows:

To allow the new Master bedroom addition and the new garage north side wall to encroach one foot into the required six foot interior yard setback.

The improvements shown on the plans are designed to improve the livability of the Owner's home and the necessity for a much needed bedroom, closet and bath.

The new habitable space will not incur any hardships on the neighbors and the project will still be compatible with the surrounding neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Don Swann', with a large, loopy flourish extending to the right.

Don Swann  
Agent for Mr. and Mrs. Aaron Gilles, Owners